



ATTACHMENT 04
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PUBLIC WORKS
Wade Horton, Director

County Government Center, Room 206 • San Luis Obispo CA 93408 • (805) 781-5252

Fax (805) 781-1229 email address: pwd@co.slo.ca.us



Date: ~~February 5, 2016~~ May 23, 2016

To: Brandi Cummings, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2015-00081, Three Sylvester Systems MUP, San Miguel St., Avi8la, APN 076-201-071**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

~~PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:~~

~~Drainage information.~~

~~In accordance with the Land Use Ordinance, as the project is located in a Storm Water Management (MS4) Area, it is considered a regulated project and required to submit a Storm Water Control Plan Application and Coversheet.~~

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- B. The proposed project is within the Avila Road Fee Area. Payment of Road Improvement Fees is required prior to building permit issuance.
- C. The proposed project is within a drainage review area. Drainage plan is required to be prepared by a registered civil engineer and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.05.040 of the Land Use Ordinance prior to future submittal of development permits.

- D. The project meets the applicability criteria for Storm Water Management. Therefore, the project is required to submit a Storm Water Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:
<http://www.slocounty.ca.gov/Assets/PL/Forms+and+Information+Library/Construction+Permit+Documents/Grading+and+Drainage+Documents/SWCP+Application+Pkg.pdf>

The Post Construction Requirement (PCR) Handbook can be found at:
http://www.slocounty.ca.gov/Assets/PL/Grading+and+Stormwater+Mgmt/new_stormwater/PCR+Handbook+1.1.pdf

Recommended Project Conditions of Approval:

Access

1. **At the time of application for construction permits**, public improvement plans shall be prepared in compliance with Section 23.05.106 (Curbs, Gutters and Sidewalks) of the Land Use Ordinance and San Luis Obispo County Improvement Standards and Specifications by a Registered Civil Engineer and submitted to the Department of Public Works. The plan/s is/are to include, as applicable:
 - a. Pedestrian easements as necessary to contain all sidewalk, driveway and curb ramp improvements that extend beyond the existing right-of-way. Offers are to be recorded by separate document with the County Clerk upon review and approval by Public Works.
 - b. Drainage ditches, culverts, and other structures (if drainage calculations require).
 - c. Public utility plan, showing all existing utilities and installation of all new utilities to serve the site.
2. **At the time of application for construction permits**, the applicant shall enter into an agreement and post a deposit with the county for the cost of checking the improvement plans and the cost of inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.
3. **Prior to occupancy or final inspection**, a Registered Civil Engineer must certify to the Department of Public Works that the public improvements have been constructed or reconstructed to the satisfaction of the County Public Works Inspector and in accordance with County Public Improvement Standards; the project conditions of approval, including any related land use permit conditions; and the approved improvement plans. All public improvements shall be completed prior to occupancy of any new structure.
4. **Prior to occupancy or final inspection**, all public improvements have been constructed or reconstructed in accordance with County Public Improvement Standards and to the satisfaction of the County Public Works Inspector.
5. **On-going condition of approval (valid for the life of the project)**, the property owner shall be responsible for operation and maintenance of public road frontage sidewalks, landscaping, street lighting, and pedestrian amenities in a viable condition and on a

continuing basis into perpetuity or until specifically accepted for maintenance by a public agency.

Fees

6. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Avila Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. The applicant shall be responsible for paying the fee in effect at the time of application for building permits.

Drainage

7. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 23.05.040 (Drainage) of the Land Use Ordinance.
8. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 23.05.040.
9. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
10. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

11. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
12. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Storm Water Conveyance Management and Maintenance System" exhibit for review and approval by the County.
13. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Storm Water Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.

To: AVAC Members

From: AB residential review committee: (Ken SF Chair)

Date: 7/11/16

Re: Following Four Projects:

- Avila Beach Drive, Colony lots, Cagliero, APN 076-196-013, 014, 015, 017, & 018
- 190 San Antonio St, SLCUSD, M.Hodges, school house lot line adjustment APN 076-221-009 & 076-221-015
- 2915 Avila Beach Drive, Colony lot 7, Lucas, APN 076-196-012 MUP (variance request for vacation rental)
- 246 & 260 San Miguel St, Sylvester Sisters, D. Sullivan, APN 076-201-071

Synopsis:

The AB residential committee met on 7/6/16 at the ABCC to review the above listed projects with the applicants and or architects as well as the SLO County planners.

Colony Lots APN 076-196-013, 014, 015, 017, & 018

- 1) Streetscape is acceptable
- 2) To visually reduce their mass – committee encourage the developer to mix / match the roof / colors and materials / architectural features among the buildings to prevent uniformity of identical reverse plans adjacent buildings.
- 3) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny variance requests.
- 4) Units designated for vacation rental – based on community conditions (congested traffic/limited street parking) the committee's preference is to see additional parking i.e.: 1 parking space per bedroom

190 San Antonio St. School House Lot Line Adjustment APN 076-221-009 & 076-221-015

- 1) Informational plans presented at meeting was different than submitted to Planning Dept – (project on hold)
- 2) Committee requesting applicant provide schematic conceptual plans with set-backs/height other pertinent schematic information describing the project & adjacent project development

2915 AB Drive, MUP Vacation Rental Request APN 076-196-012

- 1) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny applicant variance requests.
- 2) Existing Vacation Rentals are within the 50' ordinance of this property.
- 3) Based on community conditions (congested traffic/limited street parking)

246 & 260 San Miguel St. APN 076-201-071

- 1) Requesting planning dept. to enforce the AB 50' vacation rental ordinance. & deny variance requests.
- 2) Property is zoned multi-family. For affordability, mf is preferred over proposed single family detached houses.
- 3) Verification wanted that Public Works is OK with the driveway on County property.
- 4) Provide a revised site plan to show clearly the project boundaries
- 5) Provide schematic plans with set-backs/height other pertinent schematic information describing the project
- 6) Provide roof colors / building colors and materials / architectural features among the buildings
- 7) Applicant has not participated in the committee review meeting (2 meeting were held)
- 8) **Recommendation** to not endorse project - Based on the absence of applicant /project information & committee inquiries requesting further clarification.

MOTION: Recommend that AVAC support comments from Avila Beach Residential Committees to County Planning and Building Department.



**Re: DRC2015-00081 THREE SYLVESTER SYSTERS COASTAL E -Referral,
MUP, Avila Beach**

Michael Stoker to: Brandi Cummings
Cc: Cheryl Journey, Martin Mofield

02/17/2016 10:25 AM

Brandi,

Please find buildings comments for DRC2015-00081 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required for the individual dwellings and grading. The work to be completed is the construction of 3 single family dwellings on three separate lots. The project will need to comply with current codes adopted by the County of San Luis Obispo at the time of building permit submittal (Current version of the California Building Standards Codes and Title 19 of the SLO County Codes at time of permit submittal).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review once the dwellings are ready to be permitted;

- 1) A separate building permit will be required for each individual structure.
- 2) Provide a building tabulation on the plans for each unit to clearly show the habitable floor area per story, non-habitable area per story, and floor area of any covered or uncovered decks and porches.
- 3) A pre application meeting will be needed prior to submitting for a building permit to answer any questions and / or discuss code related issues.
- 4) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 5) Provide plans which clearly show the structural design for the residences to verify compliance with the prescriptive requirements of the California Residential Code (current version) or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design.
- 6) The stairways, handrails, and guardrails will need to be detailed on the plans to comply with the current version of the CRC,
- 7) A window schedule will need to be provided for each unit showing the glazing requirements and egress window sizes.
- 8) Provide an electrical plan to show the location of all receptacles, light switches, and smoke detectors and Co alarms, etc...
- 9) Provide notes and information on the plans for the plumbing fixtures requirements, the design of the waste lines, vents, and water lines will all need to comply with the California Plumbing Code.
- 10) Provide mechanical plans showing the size of any FAU's and duct layout complying with CGBC and CMC.
- 11) Energy calculation will need to be submitted to verify compliance with the California

- Energy Code.
- 12) The plans will need show compliance with the California Green Building Code and the County of San Luis Obispo's Green Building Ordinance.
 - 13) A grading permit and SWPPP plan will need to be submitted for review.
 - 14) Fire sprinklers will be required for the structures and plans for the design submitted under a separate permit.
 - 15) Note: if the applicant is interested in the E-Plan Review process for this project, please contact Martin Mofield at 781-5629 to obtain more information.

Thanks

Michael Stoker
Building Division Supervisor, CASp
805.781.1543





ATTACHMENT 04

CAL FIRE – SAN LUIS OBISPO

FIRE SAFETY PLAN



Date: **July 12, 2016**

Project Number: DRC2015-00081

Project City: Avila Beach

Owner Name: Three Sylvester Systers LLC

City, State, Zip: San Luis Obispo, CA 93405

Agent Name: Danny Sullivan

City, State, Zip: San Luis Obispo, CA 93401

Project Location: 260/264 San Miguel

Cross Street: Avila Beach Drive/Beach Colony

Owner Address: 1945 See Canyon Drive

Owner Phone(s): (805)704-3335

Agent Address: 956 Walnut, Suite 200A

Agent Phone(s): (805)704-3335

Project Description: CONSTRUCT THREE INDIVIDUAL RESIDENCES ON THREE LEGAL PARCELS BASED UPON DEED HISTORY

- The following **checked** items are required to be completed prior to final inspection of this project.
- Fire department final inspection can be scheduled by calling **(805) 543-4244, extension #3429**.
- Inspections will be completed on **Tuesday** for South County areas and **Thursday** for North County areas.
- Please have your County issued permit card on site and visible.
- Visit our website at www.calfireslo.org for more information.

This project is located approximately **10** minutes from the closest CAL FIRE/San Luis Obispo County Fire Station. The project **is** located in State Responsibility Area for wildland fires, and **is** designated as a **High** Fire Hazard Severity Zone. This project is required to comply with all fire safety rules and regulations including the California Fire Code, the Public Resources Code and any standards referenced therein.

The following CHECKED standards are required:

<input type="checkbox"/> SETBACK 30-foot building setback from property line required for parcels 1 acre in size or larger **Note: All setbacks are subject to S.L.O County Planning Department approval.
<input checked="" type="checkbox"/> FIRE SPRINKLERS A fire sprinkler system is required for this project per local Fire Code.
<input checked="" type="checkbox"/> Fire alarm bell must be installed and working at final inspection (If required by NFPA 13D).
<input checked="" type="checkbox"/> Mount spare heads & wrench box in garage or near riser. (1 of each type)
<input type="checkbox"/> TANK A water storage tank is required that gravity feeds a residential fire connection
<input type="checkbox"/> gallons of minimum water storage is required for fire protection
<input type="checkbox"/> Note: 2500 Gallon minimum. Structures within 50 feet of project are calculated as part of the tank capacity requirement. C-16 or FPE will calculate capacity of tank if project is sprinklered.
<input type="checkbox"/> Tanks must be steel or concrete in High and Very High Fire Hazard Severity zones
<input type="checkbox"/> Automatic Fill, Sight Gauge & Venting System required
<input type="checkbox"/> Minimum 4-inch plumbing: Schedule 40 PVC or Iron Pipe
<input type="checkbox"/> System must gravity drain to the Fire Department Connection
<input type="checkbox"/> Fire connection shall be located on the approach to the structure(s)
<input type="checkbox"/> Fire connection must be located not less than 50 feet & no more than 150 feet from the structure
<input type="checkbox"/> Fire connection must be located 10-12 feet from the edge of the driveway/road & 24-36" above finished grade
<input type="checkbox"/> Fire connection outlet valve must be a 2-1/2" brass National Standard male thread with brass or plastic cap. The outlet must face toward the driveway at a 90° angle.
<input type="checkbox"/> If fire connection has less than 20 psi, then the word "DRAFT" will be clearly and permanently marked on the fire connection
<input type="checkbox"/> Must maintain a 3 foot clear space around the circumference of the connection at all times
<input type="checkbox"/> Blue dot reflector must be located near fire connection, visible to approaching vehicles
<input checked="" type="checkbox"/> HYDRANT A fire hydrant is required that can deliver 750 gallons per minute for 2 hours.
<input checked="" type="checkbox"/> ****Must submit a completed Community Water System Verification Form
<input checked="" type="checkbox"/> Must have two 2 1/2" outlets and one 4" outlet with National Standard threads
<input checked="" type="checkbox"/> Must be located within 8 feet of the roadway
<input checked="" type="checkbox"/> Place a blue dot road reflector on roadway, just off center, on the side of the hydrant
<input checked="" type="checkbox"/> Hydrant must be located within 250 feet of the residence.
<input checked="" type="checkbox"/> Must maintain a 3 foot clear space around the hydrant at all times

<input type="checkbox"/>	ACCESS ROAD A 20-foot wide access road is required
<input type="checkbox"/>	All weather surface capable of supporting 20 tons
<input type="checkbox"/>	10 feet of fuel modification is required on both sides of road
<input type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input type="checkbox"/>	Where road exceeds a 12% grade, it must be a nonskid surface
<input type="checkbox"/>	If road exceeds a 16% grade, it must be certified by an engineer
<input type="checkbox"/>	Road must be named & posted using the County standard signage
<input checked="" type="checkbox"/>	DRIVEWAY must be 16 feet wide
<input checked="" type="checkbox"/>	All weather surface capable of supporting 20 tons
<input checked="" type="checkbox"/>	Where driveway exceeds a 12% grade, it must be a paved nonskid surface
<input checked="" type="checkbox"/>	If driveway exceeds a 16% grade, it must be certified by an engineer
<input checked="" type="checkbox"/>	10 feet of fuel modification is required on both sides of the driveway
<input checked="" type="checkbox"/>	Must provide an unobstructed vertical clearance of not less than 13'6"
<input checked="" type="checkbox"/>	Driveways exceeding 300 feet require a fire engine turnaround within 50 feet of residence/structure
<input type="checkbox"/>	Driveways exceeding 800 feet require a turnout(s) at midpoint and no more than 400 feet apart (Exception: 16' wide driveways)
<input type="checkbox"/>	BRIDGE is required to support a fire engine load weight of 20 tons
<input type="checkbox"/>	Bridge must have a sign indicating load & vertical clearance limits at entrances
<input type="checkbox"/>	One-lane bridge: minimum 10', turnouts at both ends, one-way signs, clear visibility
<input type="checkbox"/>	GATE entrance shall be 2 feet wider than width of traffic lane & located 30 feet from roadway.
<input type="checkbox"/>	Center line of lane turning radius must be at least 25 feet
<input type="checkbox"/>	Electric gates shall be maintained <u>operational at all times</u> and shall provide Fire Department emergency access via a "Knox" switch. A Knox application must be requested from the Prevention Bureau. Manual gates may be secured by a padlock.
<input type="checkbox"/>	Must be setback a minimum of 30 feet from the SLO County maintained road
<input checked="" type="checkbox"/>	100' FLAMMABLE VEGETATION MANAGEMENT around structures required.
<input checked="" type="checkbox"/>	Maintain a fire clearance of 30 feet around all buildings & structures
<input checked="" type="checkbox"/>	Within the area of 30'-100' from structures, additional fire reduction measures shall be required.
<input checked="" type="checkbox"/>	Remove limbs located within 10 feet of chimney & trim dead/dying limbs that overhang the roof. Leaves, needles, or dead growth shall be removed from the roof
<input type="checkbox"/>	LPG TANKS Minimum separation from buildings & property lines for LPG above ground tanks is: 10 feet for 125-500 gallon container; 25 feet for 501-2,000 gallon container
<input type="checkbox"/>	Maintain a minimum vegetation clearance of 10 feet around LPG tanks or containers
<input checked="" type="checkbox"/>	IGNITION RESISTANT CONSTRUCTION REQUIREMENTS This project must meet all requirements of Chapter 7A of the 2013 California Building Code for Fire-Resistance-Rated Construction. Please contact the San Luis Obispo County Department of Planning & Building for more information at (805) 781-5600.
<input type="checkbox"/>	A Class A non-combustible roof is required that meets all requirements of Chapter 7A of the 2013 California Building Code.
<input checked="" type="checkbox"/>	ADDRESS Each residence requires separate address numbers, assigned by the San Luis Obispo County Department of Planning and Building. Please contact (805) 781-5157 for more information.
<input checked="" type="checkbox"/>	Highly visible with contrasting background permanent address numbers shall be placed at the driveway entrance <u>and</u> directional signs at each T or Y intersection (minimum 6" letter/number height, 1/2 inch stroke). Reflective numbers are highly recommended!
<input checked="" type="checkbox"/>	Highly visible address numbers shall be placed on the residence(s). (Minimum 6" letter/number height with 1/2 inch stroke).
<input checked="" type="checkbox"/>	SMOKE & CARBON MONOXIDE DETECTOR Smoke detectors are required in all sleeping areas and in hallways leading to sleeping areas.
Comments:	

Please note: Any changes made to this project shall cancel the Fire Safety Plan and require new plans to be submitted to CAL FIRE for review and the issuance of a new fire plan. If this project is not completed within the time allotted by the Building Permit; it will be required to meet all applicable fire codes in effect at the time a new permit is issued and before final inspection of the structure. Any future change of occupancy will also require compliance with all codes in effect at that time.

Dennis Byrnes
Fire Captain